HOUSING MARKET INFORMATION

HOUSING NOW

Vancouver and Abbotsford CMAs

Canada Mortgage and Housing Corporation

Date Released: August 2009

July Housing Starts in Vancouver

Housing starts continued to trend lower in July. Foundations were poured for 517 new homes, down 73 per cent from July 2008. The majority of new housing projects were in Surrey and Vancouver City, and these were mostly single detached homes.

During the first seven months of the year, a total of 3,859 homes were started in the Vancouver census metropolitan area (CMA) compared to some 12,082 units for the same period last year. Single-detached home starts have been trending up since the beginning of the year, and accounted for almost half of the new developments in July. Multiple-family units normally accounted for the larger share of total housing starts in Vancouver.

Multiple-unit projects, on the other hand, continued to retreat. Developers have been taking a wait and see approach towards the

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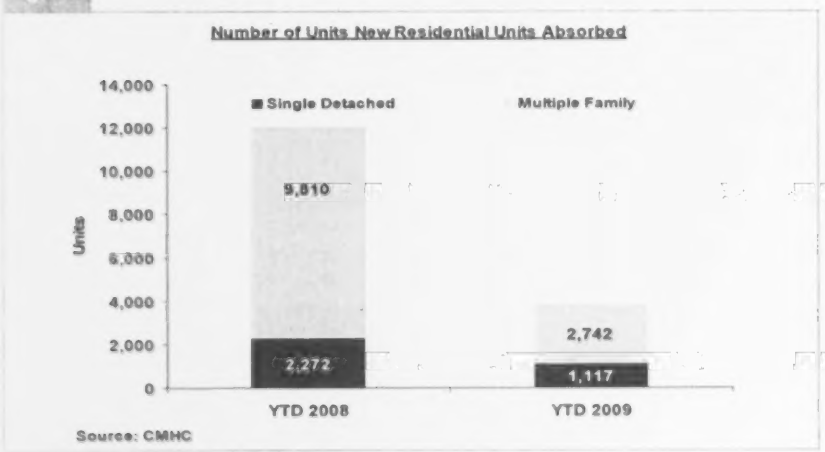

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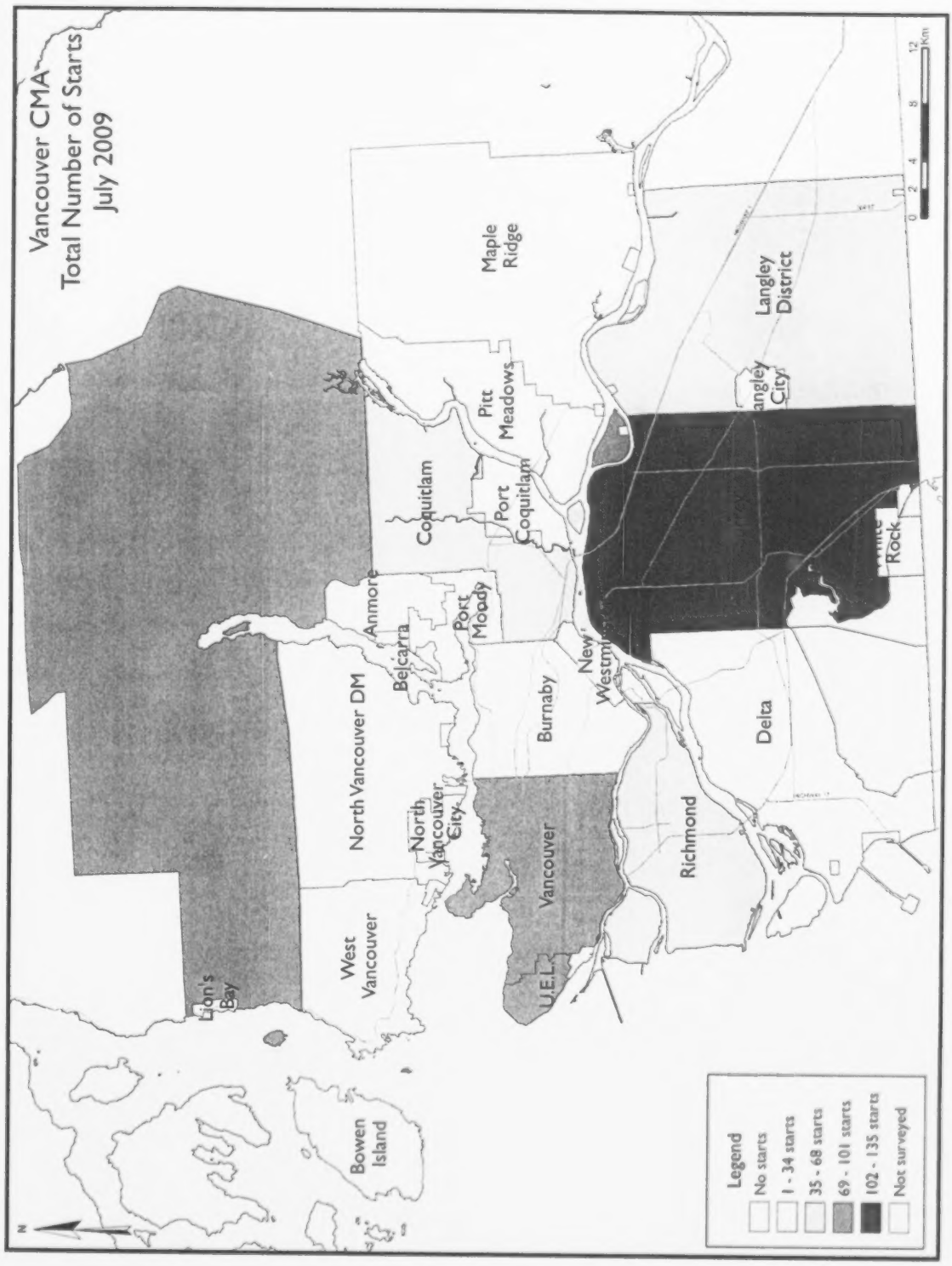
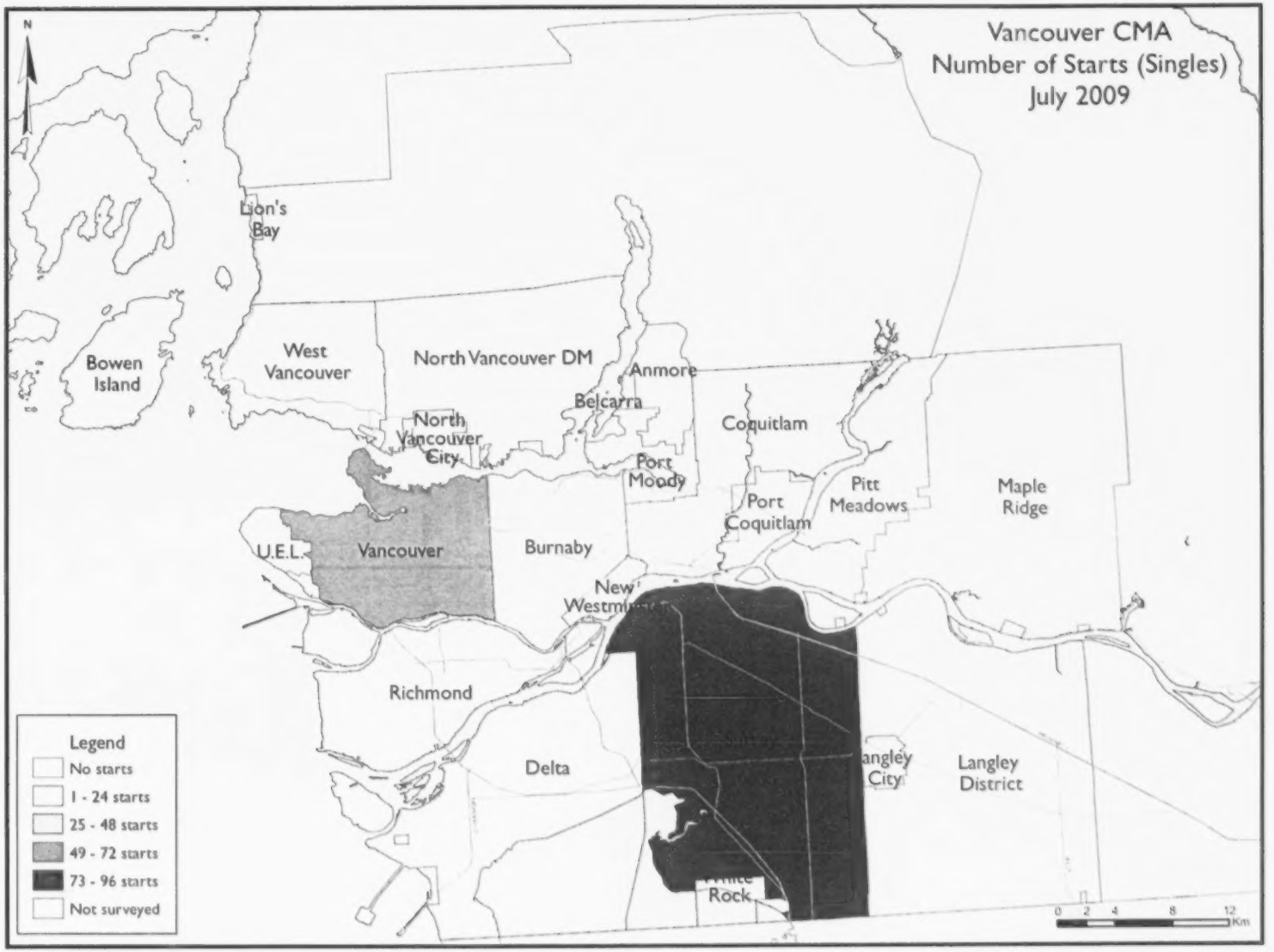
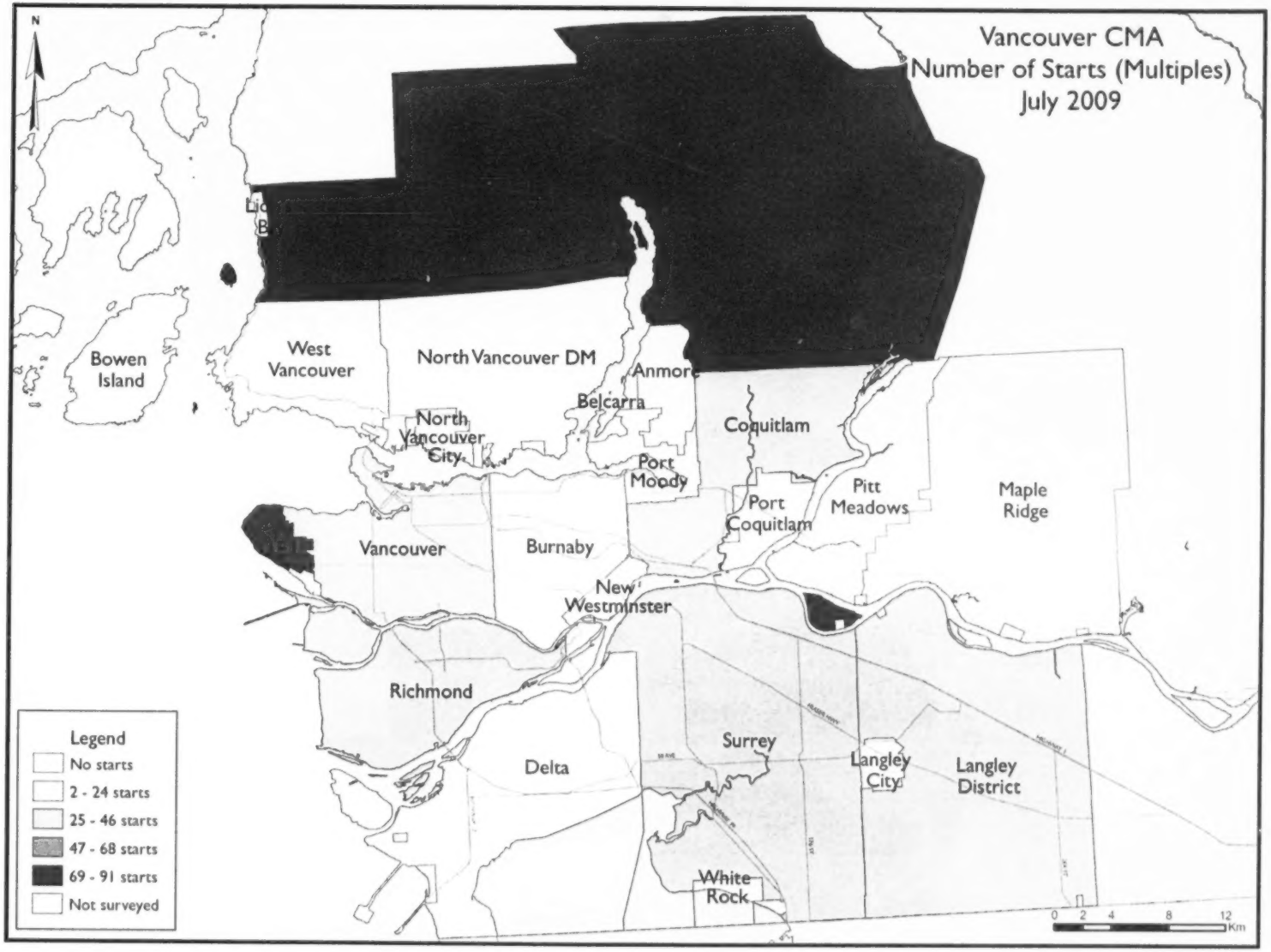
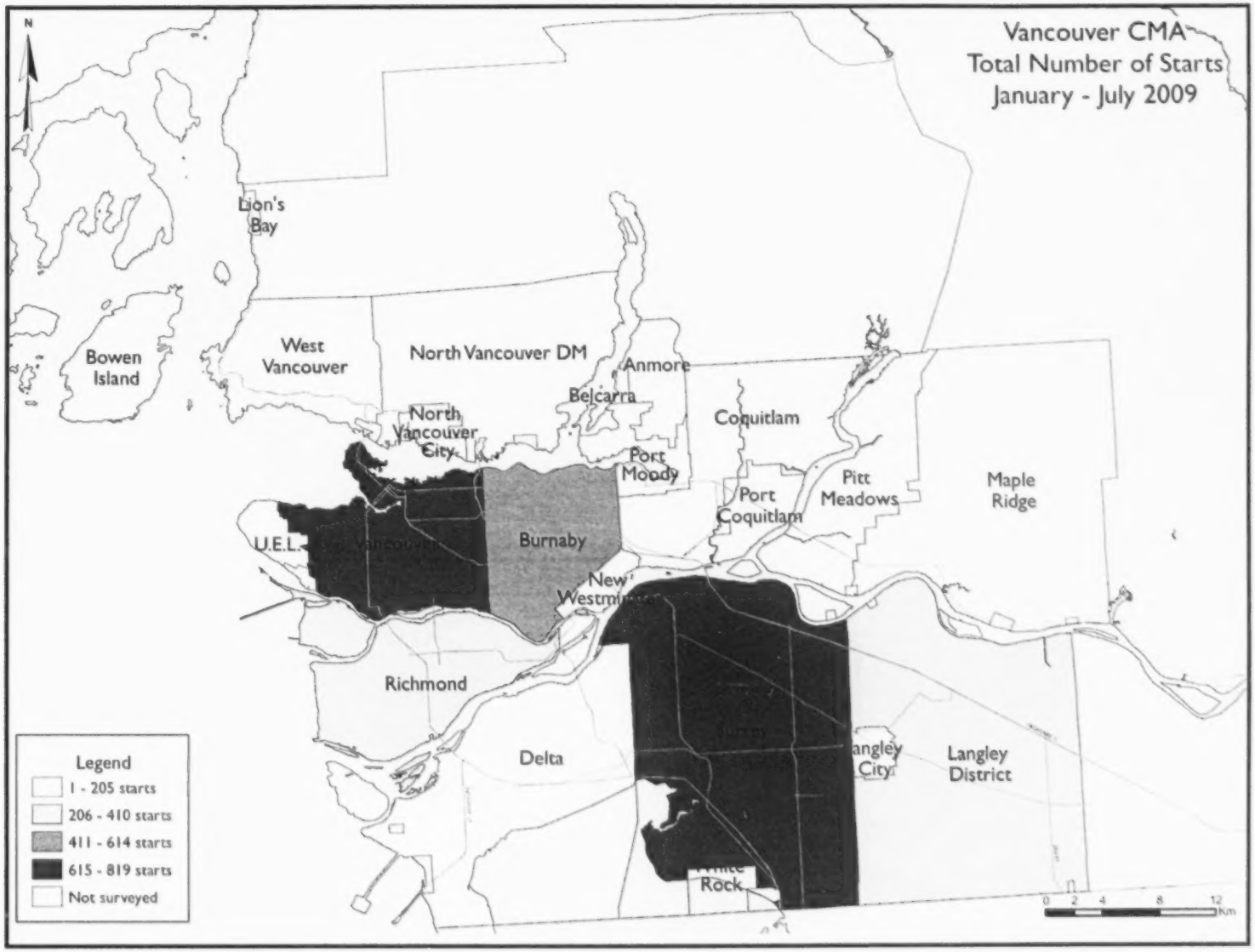
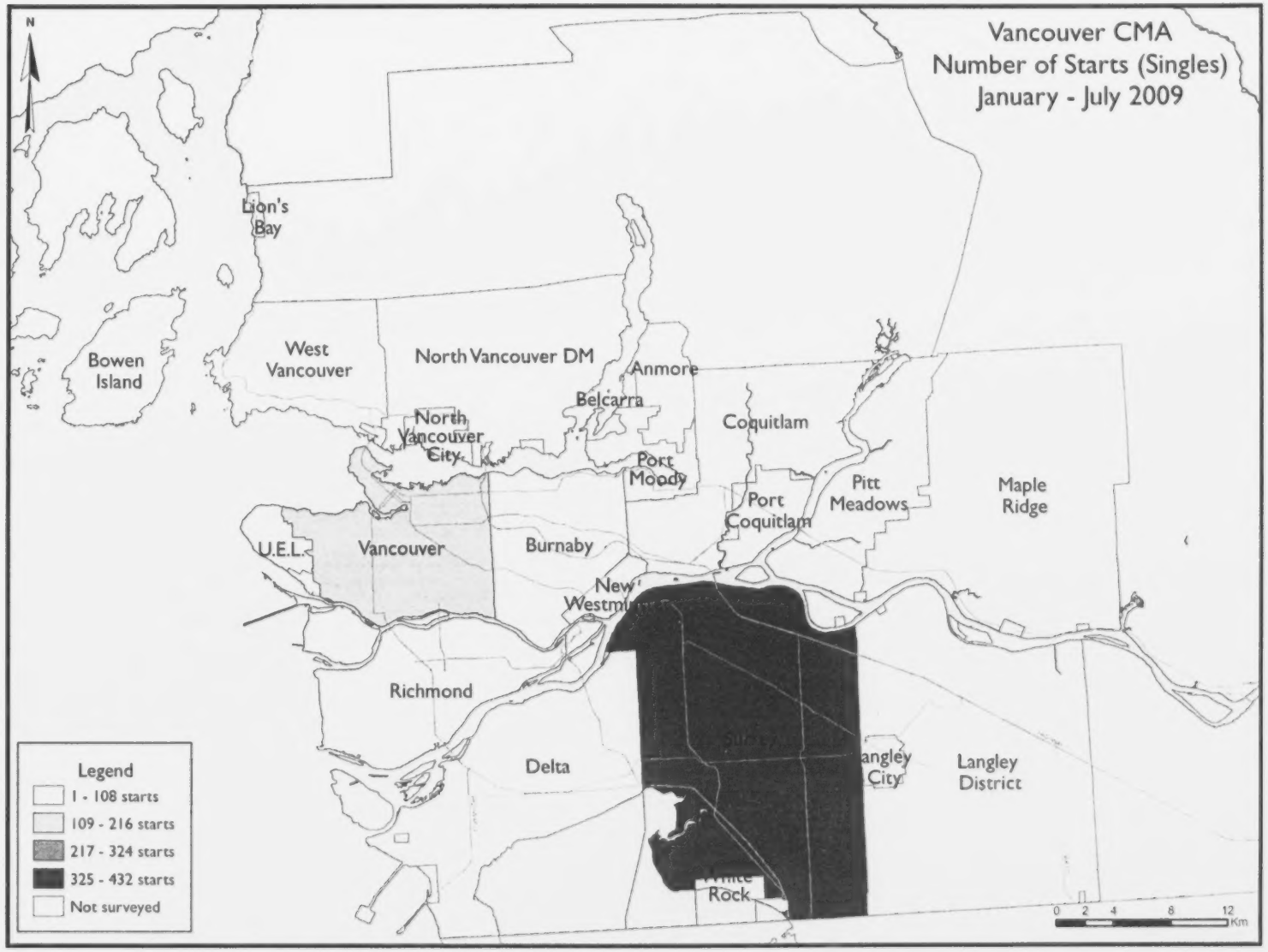
multi-unit market even though the number of units absorbed has begun to trend upward and narrow the gap vis-à-vis last year's figures. There are still numerous projects under construction and a sound inventory of unsold new homes available. Homebuilding will remain modest until more of the inventory of new and existing homes is sold off.

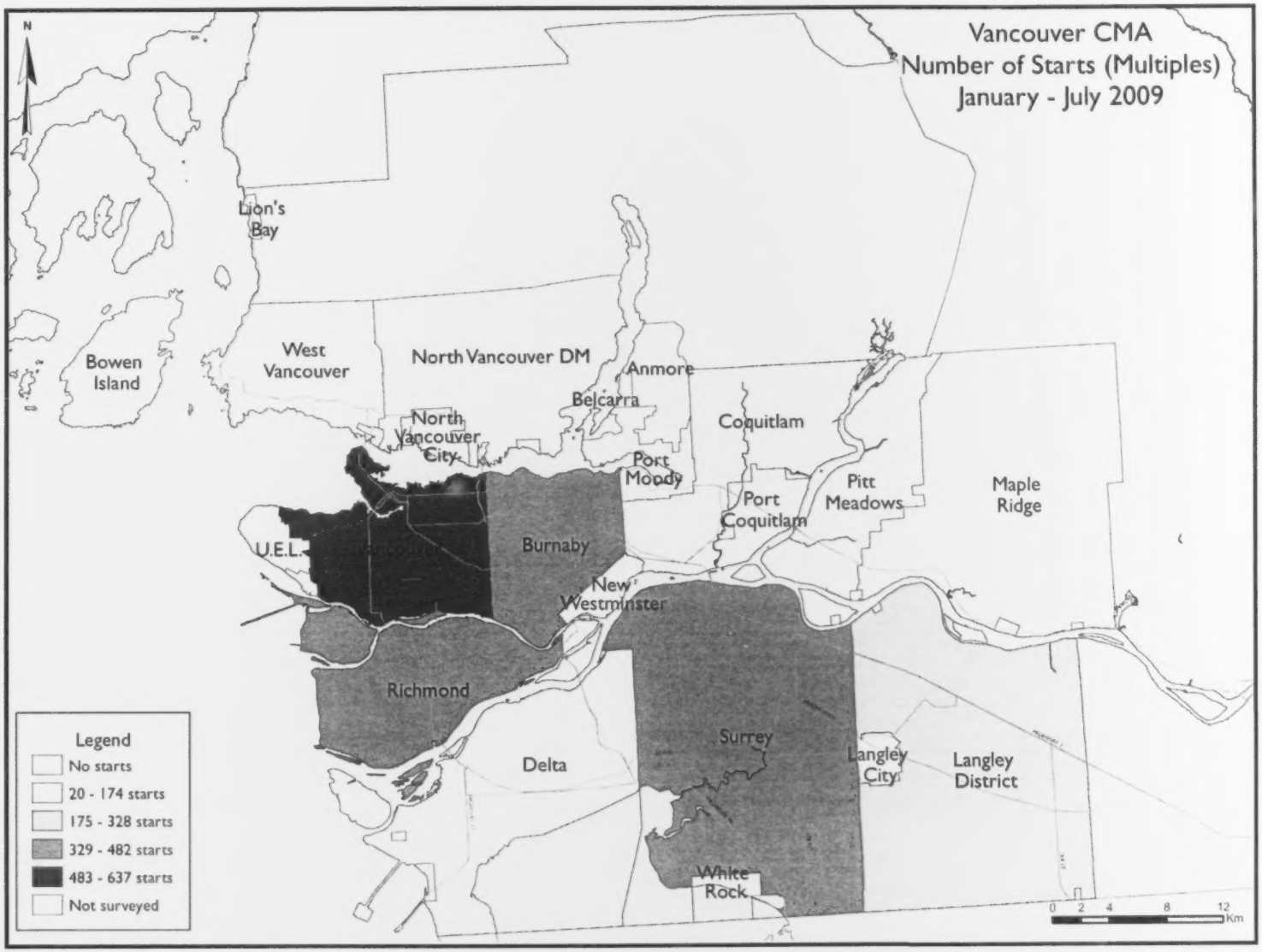

Vancouver CMA
Total Number of Starts
July 2009
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
Burnaby
New Westminster
Delta
North Vancouver City
Vancouver
Richmond
West Vancouver
U.E.L.
Lion's Bay
Bowen Island
Legend
No starts
1 - 34 starts
35 - 68 starts
69 - 101 starts
102 - 135 starts
Not surveyed
N
0 2 4 8 12 Km

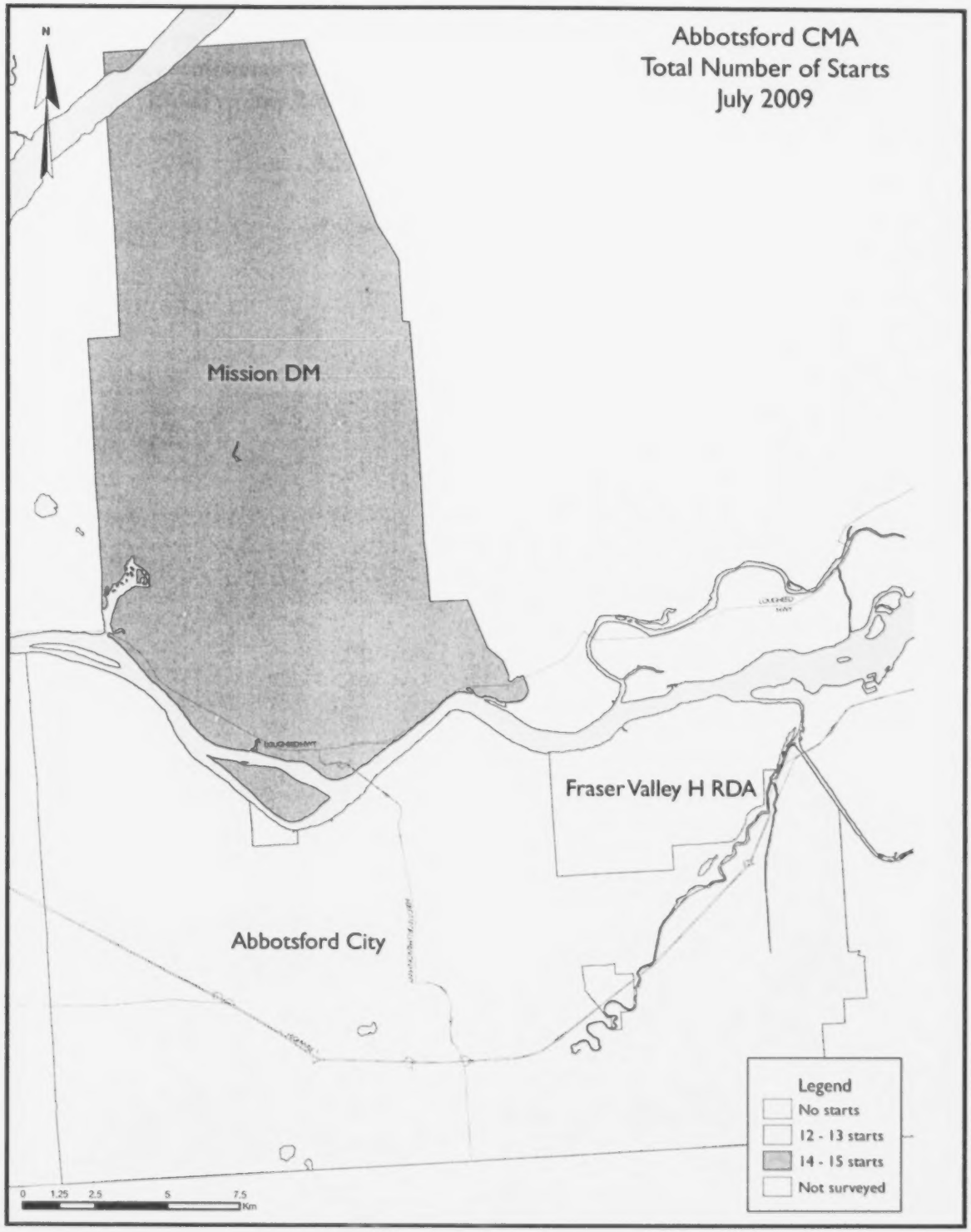

Vancouver CMA
Number of Starts (Singles)
July 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westmin
Richmond
Delta
angley City
Langley District
Rock
Legend
No starts
1 - 24 starts
25 - 48 starts
49 - 72 starts
73 - 96 starts
Not surveyed
0 2 4 8 12
Km

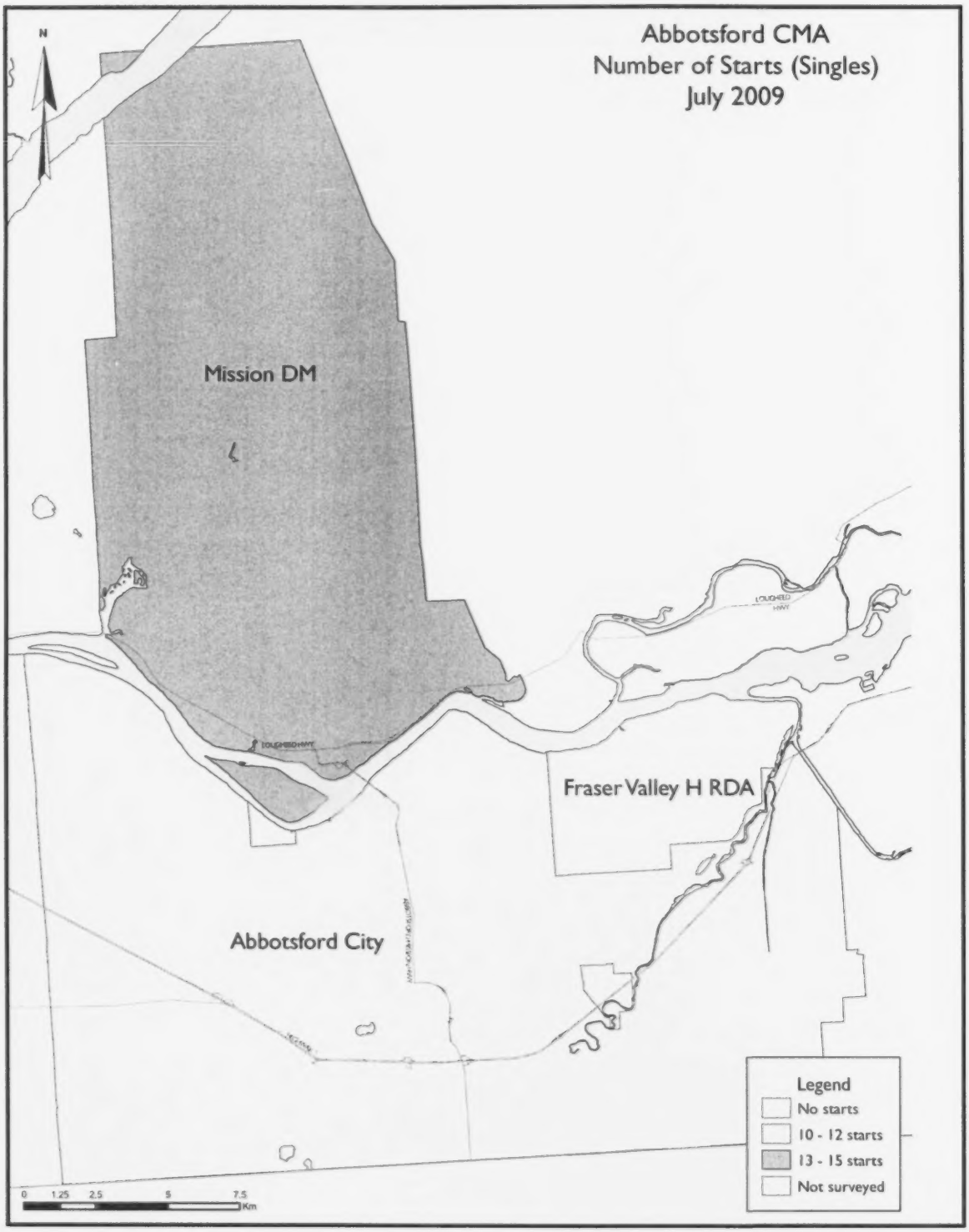

Vancouver CMA
Number of Starts (Multiples)
July 2009
N
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 24 starts
25 - 46 starts
47 - 68 starts
69 - 91 starts
Not surveyed
0 2 4 8 12 Km

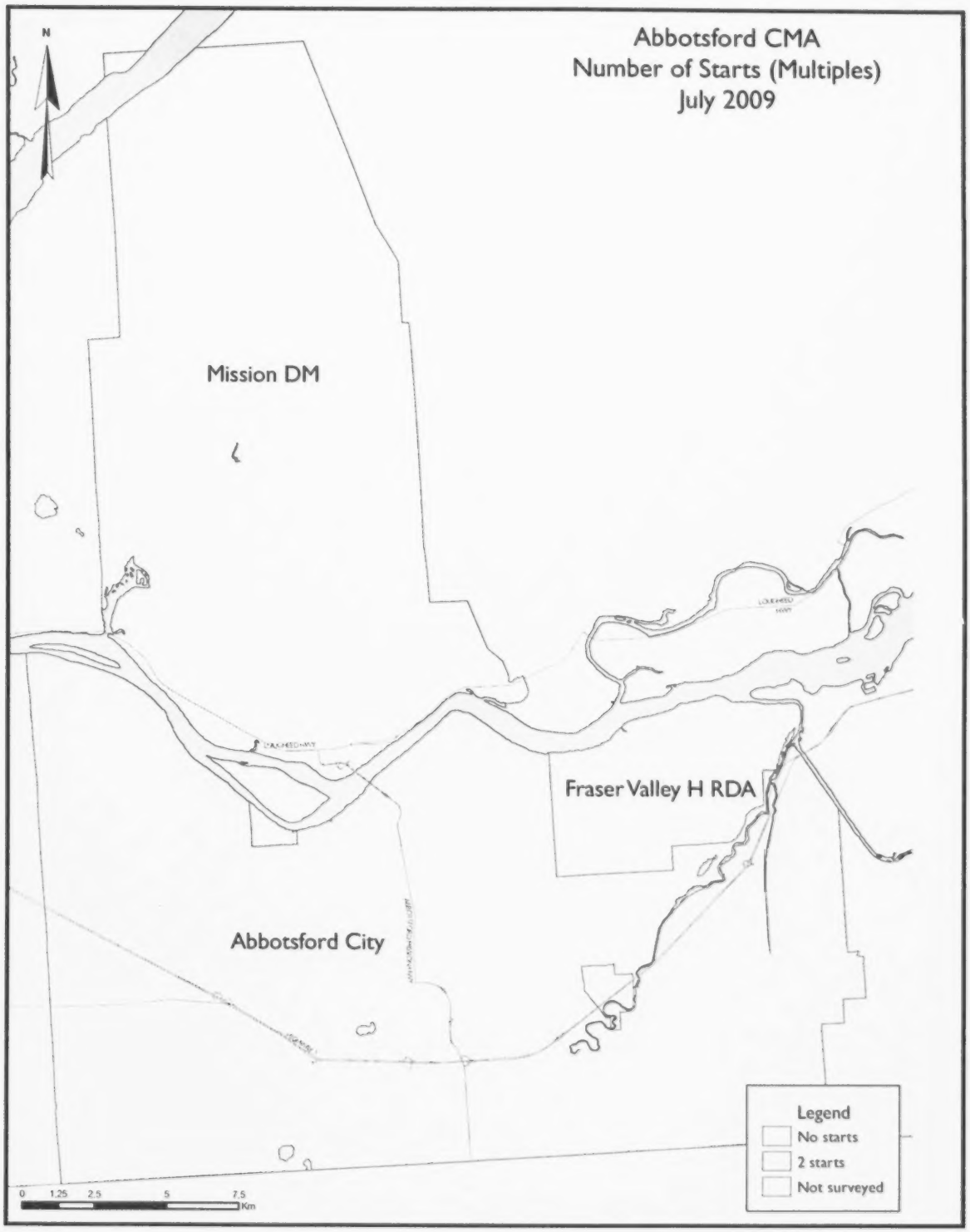

Vancouver CMA
Total Number of Starts
January - July 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Langley City
Langley District
White Rock
Legend
1 - 205 starts
206 - 410 starts
411 - 614 starts
615 - 819 starts
Not surveyed
0 2 4 8 12 Km

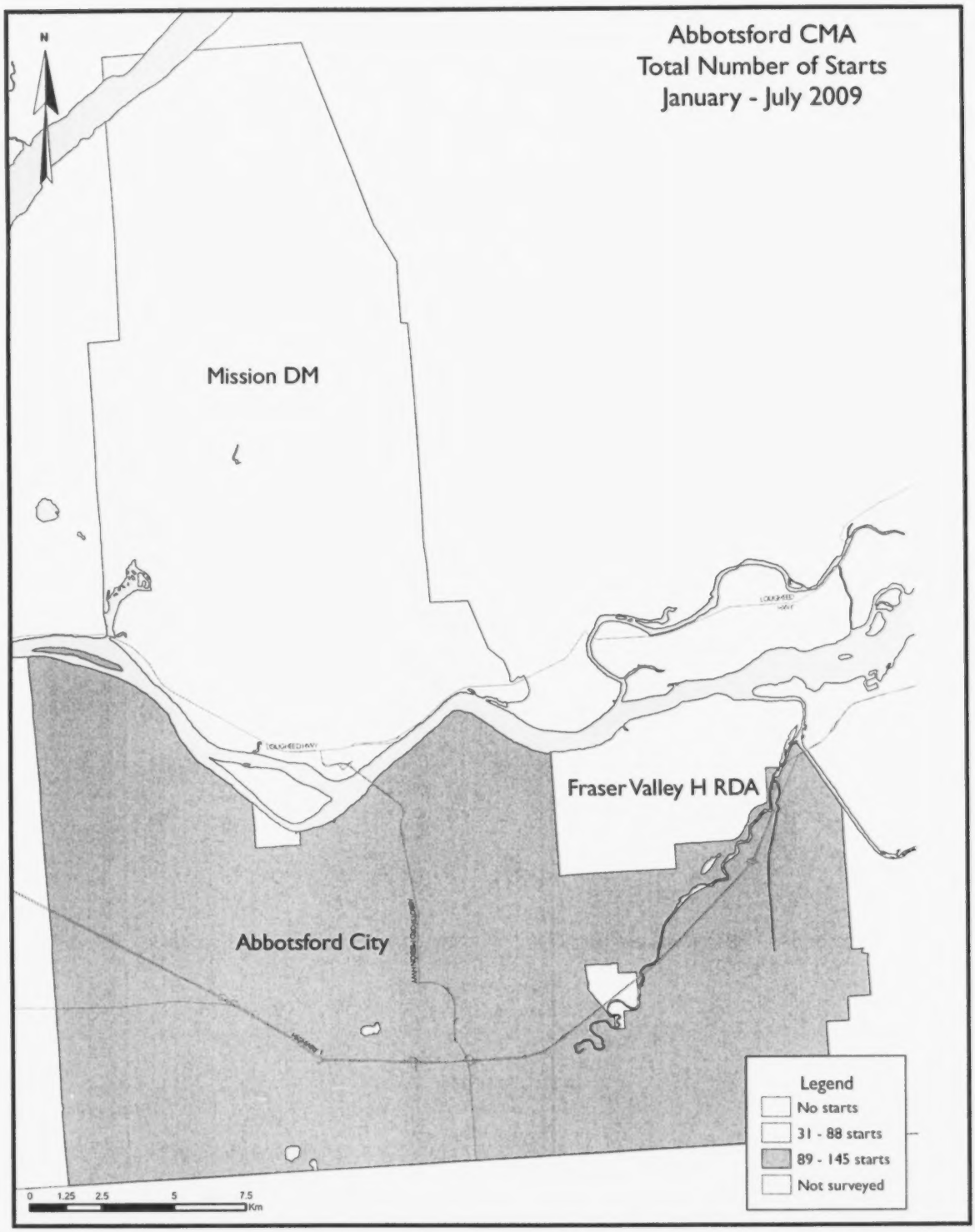

Vancouver CMA
Number of Starts (Singles)
January - July 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
1 - 108 starts
109 - 216 starts
217 - 324 starts
325 - 432 starts
Not surveyed
0 2 4 8 12
Km

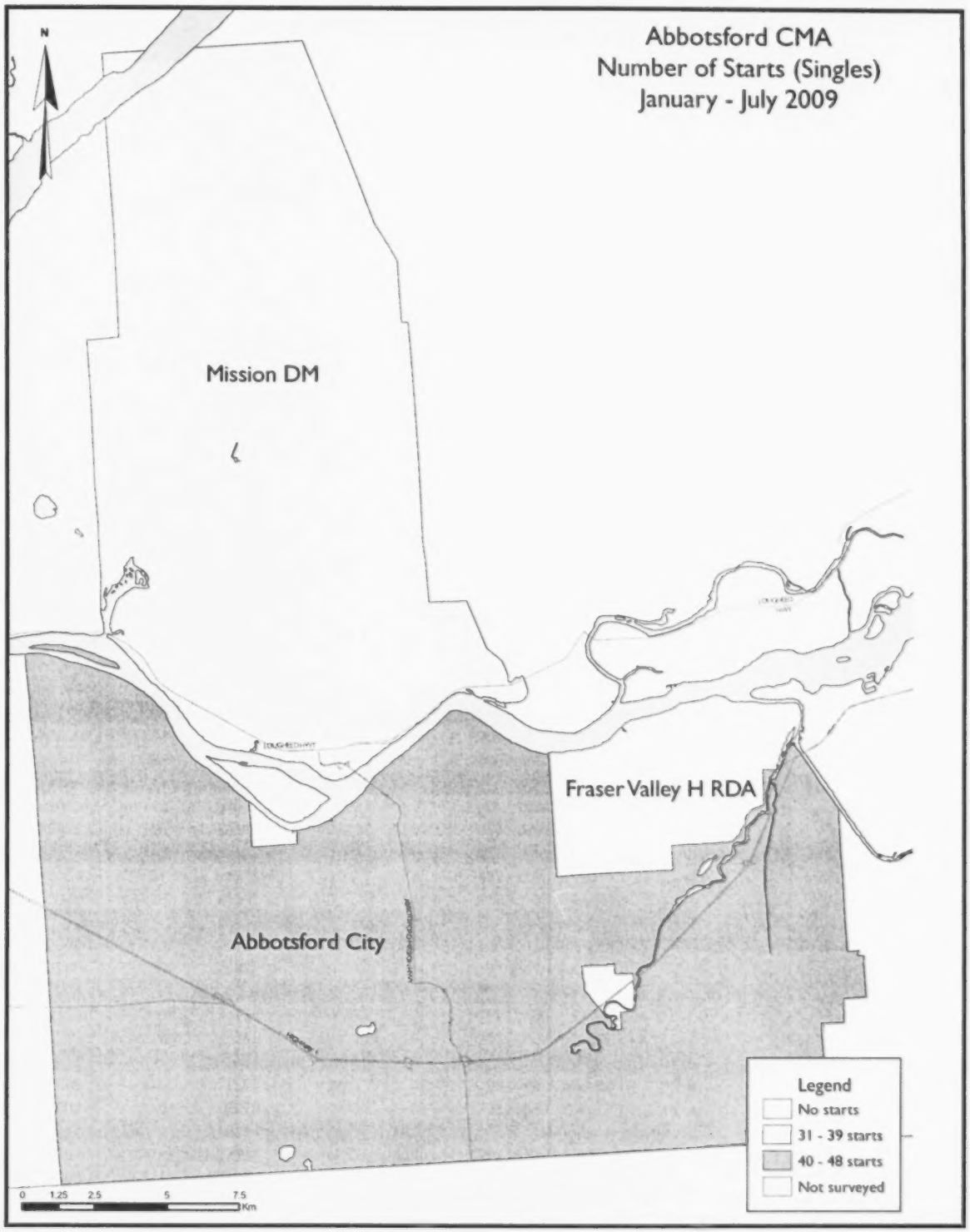

Vancouver CMA
Number of Starts (Multiples)
January - July 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
20 - 174 starts
175 - 328 starts
329 - 482 starts
483 - 637 starts
Not surveyed
0 2 4 8 12 Km

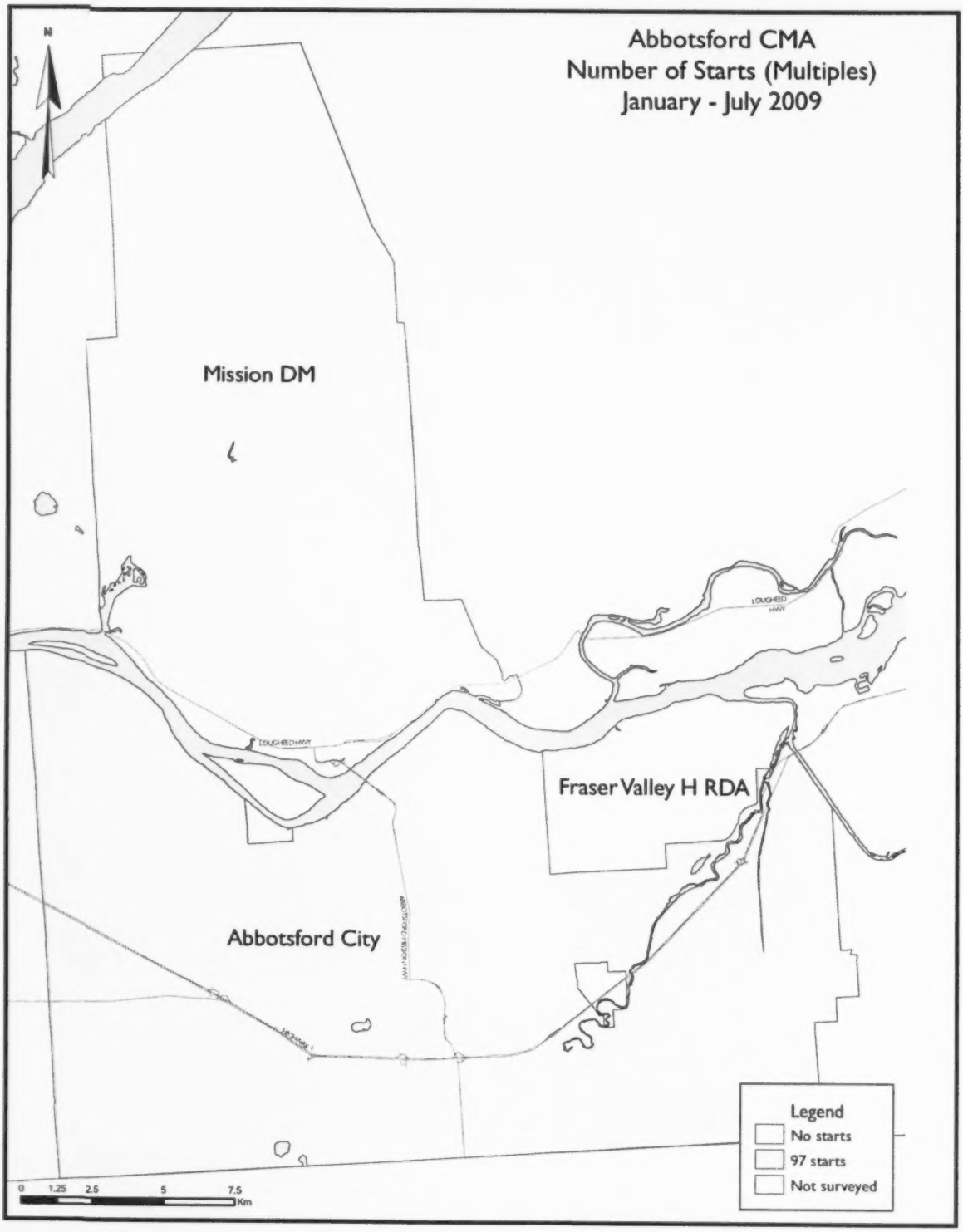

Abbotsford CMA
Total Number of Starts
July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
12 - 13 starts
14 - 15 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
10 - 12 starts
13 - 15 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
2 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
31 - 88 starts
89 - 145 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
31 - 39 starts
40 - 48 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - July 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
97 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	236	16	84	2	76	91	4	8	517
July 2008	401	50	62	2	280	898	1	210	1,904
% Change	-41.1	-68.0	35.5	0.0	-72.9	-89.9	**	-96.2	-72.8
Year-to-date 2009	1,104	94	293	4	806	1,439	9	105	3,859
Year-to-date 2008	2,239	244	423	29	1,522	7,154	4	467	12,082
% Change	-50.7	-61.5	-30.7	-86.2	-47.0	-79.9	125.0	-77.5	-68.1
UNDER CONSTRUCTION									
July 2009	2,280	187	571	31	1,774	13,754	6	684	19,292
July 2008	3,262	294	526	60	2,571	18,385	8	1,076	26,182
% Change	-30.1	-36.4	8.6	-48.3	-31.0	-25.2	-25.0	-36.4	-26.3
COMPLETIONS									
July 2009	284	24	84	1	367	151	0	14	925
July 2008	308	28	43	1	378	1,394	1	9	2,162
% Change	-7.8	-14.3	95.3	0.0	-2.9	-89.2	-100.0	55.6	-57.2
Year-to-date 2009	1,945	200	324	8	1,628	5,440	30	561	10,136
Year-to-date 2008	2,128	178	197	58	1,401	6,826	4	206	10,998
% Change	-8.6	12.4	64.5	-86.2	16.2	-20.3	**	172.3	-7.8
COMPLETED & NOT ABSORBED									
July 2009	941	127	145	19	371	651	0	96	2,350
July 2008	847	81	80	16	168	304	0	22	1,518
% Change	11.1	56.8	81.3	18.8	120.8	114.1	n/a	**	54.8
ABSORBED									
July 2009	360	48	80	4	373	206	0	47	1,118
July 2008	265	24	30	0	323	1 357	3	7	2,009
% Change	35.8	100.0	166.7	n/a	15.5	-84.8	-100.0	**	-44.4
Year-to-date 2009	2,108	216	313	15	1,624	5,343	30	413	10,062
Year-to-date 2008	2,045	176	170	61	1,388	6,674	64	194	10,772
% Change	3.1	22.7	84.1	-75.4	17.0	-19.9	-53.1	112.9	-6.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2009	12	0	0	0	8	0	0	0	20
July 2008	15	14	0	0	4	83	0	0	116
Delta									
July 2009	11	0	0	0	0	0	0	0	11
July 2008	23	0	0	0	37	0	0	1	61
Langley									
July 2009	6	0	12	0	27	0	3	0	48
July 2008	15	0	6	0	12	0	1	0	34
Maple Ridge / Pitt Meadows									
July 2009	15	0	0	0	0	0	0	0	15
July 2008	20	2	0	0	18	0	0	0	40
New Westminster									
July 2009	5	0	0	0	0	0	0	0	5
July 2008	1	2	0	0	0	0	0	0	3
North Vancouver									
July 2009	4	0	2	2	0	0	0	0	8
July 2008	18	4	0	0	0	79	0	0	101
Richmond									
July 2009	15	0	26	0	4	0	0	0	45
July 2008	24	0	22	2	64	212	0	2	326
Surrey									
July 2009	96	0	4	0	27	0	0	8	135
July 2008	185	2	2	0	107	315	0	25	636
Tri-Cities									
July 2009	19	6	19	0	10	0	0	0	54
July 2008	17	6	22	0	38	209	0	0	292
University Endowment Lands									
July 2009	1	0	0	0	0	91	0	0	92
July 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2009	50	10	19	0	0	0	1	0	80
July 2008	71	20	8	0	0	0	0	182	281
West Vancouver									
July 2009	2	0	0	0	0	0	0	0	2
July 2008	11	0	0	0	0	0	0	0	11
White Rock									
July 2009	0	0	2	0	0	0	0	0	2
July 2008	1	0	2	0	0	0	0	0	3
Vancouver CMA									
July 2009	236	16	84	2	76	91	4	8	517
July 2008	401	50	62	2	280	898	1	210	1,904

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2009	107	30	0	0	76	1,263	0	0	1,476
July 2008	135	90	0	0	193	2,323	0	0	2,741
Delta									
July 2009	81	4	0	0	31	51	0	5	172
July 2008	109	2	0	0	47	0	0	3	161
Langley									
July 2009	216	6	74	0	117	500	3	0	916
July 2008	430	10	78	0	66	445	2	1	1,032
Maple Ridge / Pitt Meadows									
July 2009	169	2	0	1	117	152	0	0	446
July 2008	295	2	0	1	75	460	0	0	833
New Westminster									
July 2009	22	0	0	0	0	570	0	0	592
July 2008	24	6	0	0	4	648	0	0	682
North Vancouver									
July 2009	60	14	20	4	99	594	0	0	791
July 2008	111	14	4	0	57	777	0	32	995
Richmond									
July 2009	133	4	162	2	256	1,304	0	6	1,867
July 2008	201	4	149	10	243	1,752	0	8	2,367
Surrey									
July 2009	762	14	22	24	764	3,007	0	109	4,702
July 2008	1,064	14	34	39	1,289	3,452	0	202	6,094
Tri-Cities									
July 2009	92	14	118	0	112	1,138	0	0	1,474
July 2008	106	28	139	10	256	2,464	0	54	3,057
University Endowment Lands									
July 2009	9	0	0	0	21	195	0	257	482
July 2008	7	0	0	0	90	124	0	184	405
Vancouver City									
July 2009	422	85	135	0	172	4,912	3	307	6,036
July 2008	501	106	66	0	239	5,687	6	592	7,197
West Vancouver									
July 2009	128	12	0	0	4	33	0	0	177
July 2008	189	16	0	0	12	26	0	0	243
White Rock									
July 2009	11	2	40	0	5	35	0	0	93
July 2008	10	2	54	0	0	227	0	0	293
Vancouver CMA									
July 2009	2,280	187	571	31	1,774	13,754	6	684	19,292
July 2008	3,262	294	526	60	2,571	18,385	8	1,076	26,182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2009	16	0	0	0	63	60	0	0	139
July 2008	6	6	0	0	14	226	0	0	252
Delta									
July 2009	21	0	0	0	81	0	0	0	102
July 2008	12	0	0	0	10	0	0	0	22
Langley									
July 2009	38	2	10	0	0	0	0	0	50
July 2008	31	2	6	0	32	0	1	0	72
Maple Ridge / Pitt Meadows									
July 2009	15	0	0	0	0	0	0	0	15
July 2008	38	0	0	0	47	64	0	0	149
New Westminster									
July 2009	4	0	0	0	0	44	0	0	48
July 2008	3	0	0	0	0	0	0	0	3
North Vancouver									
July 2009	5	2	0	0	0	0	0	0	7
July 2008	16	0	0	1	16	120	0	0	153
Richmond									
July 2009	30	2	24	1	10	0	0	0	67
July 2008	7	0	0	0	75	481	0	0	563
Surrey									
July 2009	87	2	0	0	108	12	0	13	222
July 2008	125	0	4	0	120	108	0	5	362
Tri-Cities									
July 2009	20	10	30	0	33	0	0	1	94
July 2008	15	6	22	0	22	248	0	0	313
University Endowment Lands									
July 2009	0	0	0	0	55	35	0	0	90
July 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2009	35	4	6	0	13	0	0	0	58
July 2008	50	14	7	0	26	147	0	4	248
West Vancouver									
July 2009	13	2	0	0	4	0	0	0	19
July 2008	4	0	0	0	16	0	0	0	20
White Rock									
July 2009	0	0	14	0	0	0	0	0	14
July 2008	1	0	4	0	0	0	0	0	5
Vancouver CMA									
July 2009	284	24	84	1	367	151	0	14	925
July 2008	308	28	43	1	378	1,394	1	9	2,162

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2009	86	53	0	0	42	26	0	0	207
July 2008	31	25	0	0	0	5	0	0	61
Delta									
July 2009	33	2	0	0	1	8	0	7	51
July 2008	10	2	0	0	6	8	0	0	26
Langley									
July 2009	58	6	14	2	30	15	0	0	125
July 2008	138	4	32	4	34	0	0	0	212
Maple Ridge / Pitt Meadows									
July 2009	112	0	0	0	11	62	0	0	185
July 2008	73	0	0	0	9	30	0	0	112
New Westminster									
July 2009	15	0	0	0	1	9	0	0	25
July 2008	12	0	0	1	0	10	0	0	23
North Vancouver									
July 2009	34	3	0	0	2	66	0	0	105
July 2008	19	2	0	1	2	0	0	0	24
Richmond									
July 2009	61	3	46	6	28	44	0	1	189
July 2008	36	0	2	0	8	18	0	0	64
Surrey									
July 2009	307	1	4	11	158	158	0	87	726
July 2008	311	1	4	10	84	84	0	16	510
Tri-Cities									
July 2009	26	12	46	0	23	117	0	1	225
July 2008	21	10	29	0	12	49	0	2	123
University Endowment Lands									
July 2009	1	0	0	0	19	4	0	0	24
July 2008	0	0	0	0	0	3	0	0	3
Vancouver City									
July 2009	147	45	13	0	53	108	0	0	366
July 2008	165	35	3	0	10	76	0	4	293
West Vancouver									
July 2009	48	2	0	0	3	3	0	0	56
July 2008	19	2	0	0	3	6	0	0	30
White Rock									
July 2009	3	0	20	0	0	31	0	0	54
July 2008	3	0	10	0	0	15	0	0	28
Vancouver CMA									
July 2009	941	127	145	19	371	651	0	96	2,350
July 2008	847	81	80	16	168	304	0	22	1,518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2009	11	7	0	0	46	64	0	0	128
July 2008	10	6	0	0	14	231	0	0	261
Delta									
July 2009	21	0	0	0	85	0	0	0	106
July 2008	7	0	0	0	4	0	0	0	11
Langley									
July 2009	53	2	8	0	3	4	0	0	70
July 2008	39	4	2	0	18	0	1	1	65
Maple Ridge / Pitt Meadows									
July 2009	28	0	0	0	3	5	0	0	36
July 2008	34	0	0	0	40	66	0	0	140
New Westminster									
July 2009	5	0	0	0	0	38	0	0	43
July 2008	2	0	0	0	3	7	0	0	12
North Vancouver									
July 2009	11	3	0	0	3	2	0	1	20
July 2008	15	0	0	0	14	120	0	0	149
Richmond									
July 2009	27	1	18	1	25	10	0	0	82
July 2008	9	0	0	0	74	484	0	0	567
Surrey									
July 2009	114	7	2	1	100	30	0	42	296
July 2008	94	4	0	0	95	80	0	6	279
Tri-Cities									
July 2009	16	13	40	2	40	0	0	0	111
July 2008	13	4	18	0	19	213	0	0	267
University Endowment Lands									
July 2009	0	0	0	0	39	32	0	0	71
July 2008	0	0	0	0	0	0	2	0	2
Vancouver City									
July 2009	60	13	6	0	25	18	0	4	126
July 2008	39	6	6	0	26	156	0	0	233
West Vancouver									
July 2009	14	2	0	0	4	1	0	0	21
July 2008	3	0	0	0	16	0	0	0	19
White Rock									
July 2009	0	0	6	0	0	2	0	0	8
July 2008	0	0	4	0	0	0	0	0	4
Vancouver CMA									
July 2009	360	48	80	4	373	206	0	47	1,118
July 2008	265	24	30	0	323	1,357	3	7	2,009

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	6	0	2	8	0	0	0	10	8	25.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	4	0	2	0	0	0	0	3	6	-50.0
Burnaby - Central Park	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Remainder	6	3	0	10	0	4	0	83	6	100	-94.0
Burnaby Total	12	15	0	14	8	4	0	83	20	116	-82.8
Coquitlam	16	7	6	12	7	4	14	153	43	176	-75.6
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	9	0	0	0	0	0	1	0	10	-100.0
Delta - North	11	11	0	0	0	37	0	0	11	48	-77.1
Delta	11	23	0	0	0	37	0	1	11	61	-82.0
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	9	16	0	0	27	12	12	6	48	34	41.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	18	0	18	0	0	0	0	14	36	-61.1
New Westminster	5	1	0	2	0	0	0	0	5	3	66.7
North Vancouver City	1	5	0	4	0	0	2	79	3	88	-96.6
North Vancouver DM	5	13	0	0	0	0	0	0	5	13	-61.5
Pitt Meadows	1	2	0	2	0	0	0	0	1	4	-75.0
Port Coquitlam	1	4	0	0	8	28	0	27	9	59	-84.7
Port Moody	2	6	0	0	0	0	0	51	2	57	-96.5
Richmond	15	26	4	10	0	54	26	236	45	326	-86.2
Surrey - South	19	26	0	14	7	7	0	33	26	80	-67.5
Surrey - Cloverdale	31	48	0	0	8	42	12	111	51	201	-74.6
Surrey - North	36	99	0	2	12	30	0	87	48	218	-78.0
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	10	10	0	0	0	14	0	111	10	135	-92.6
Surrey Total	96	185	0	16	27	93	12	342	135	636	-78.8
University Endowment Lands	1	0	0	0	0	0	91	0	92	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - False Creek	0	0	0	0	0	0	0	182	0	182	-100.0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	6	6	0	0	0	0	0	0	6	6	0.0
Vancouver - Marpole	3	6	2	0	0	0	0	0	5	6	-16.7
Vancouver - Eastside	28	39	4	14	3	0	16	8	51	61	-16.4
Vancouver - Mt. Pleasant	1	3	4	4	0	0	0	0	5	7	-28.6
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	12	14	0	0	0	0	0	0	12	14	-14.3
Vancouver Total	51	71	10	20	3	0	16	190	80	281	-71.5
West Vancouver	2	11	0	0	0	0	0	0	2	11	-81.8
White Rock	0	1	0	0	0	0	2	2	2	3	-33.3
Vancouver CMA	242	404	20	98	80	232	175	1,170	517	1,904	-72.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	4	11	0	0	0	0	0	0	4	11	-63.6
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	4	10	0	0	0	0	0	2	4	12	-66.7
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	11	32	0	18	40	10	9	310	60	370	-83.8
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	7	33	2	18	0	4	0	0	9	55	-83.6
Burnaby - Central Park	4	6	6	2	0	52	130	0	140	60	133.3
Burnaby - Remainder	38	53	22	50	20	68	214	370	294	541	-45.7
Burnaby Total	62	125	30	88	60	134	353	680	505	1,027	-50.8
Coquitlam	70	55	10	28	28	97	24	937	132	1,117	-88.2
Delta - Tsawwassen	1	12	2	0	0	0	0	1	3	13	-76.9
Delta - Ladner	16	29	0	4	0	3	3	2	19	38	-50.0
Delta - North	57	54	0	0	48	47	52	0	157	101	55.4
Delta	74	95	2	4	48	50	55	3	179	152	17.8
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	62	155	0	2	42	22	176	232	280	411	-31.9
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	85	198	8	52	55	0	0	0	148	250	-40.8
New Westminster	21	19	0	4	0	4	0	46	21	73	-71.2
North Vancouver City	2	17	2	8	11	12	8	83	23	120	-80.8
North Vancouver DM	23	57	44	0	0	0	47	167	114	224	-49.1
Pitt Meadows	3	31	12	2	8	0	0	0	23	33	-30.3
Port Coquitlam	2	16	0	2	36	82	8	76	46	176	-73.9
Port Moody	6	11	0	2	0	0	0	353	6	366	-98.4
Richmond	53	140	8	46	113	174	236	901	410	1,261	-67.5
Surrey - South	75	175	2	80	180	211	6	448	263	914	-71.2
Surrey - Cloverdale	139	231	0	4	41	272	61	363	241	870	-72.3
Surrey - North	172	349	0	28	28	55	8	177	208	609	-65.8
Surrey - Guildford	1	5	0	0	0	0	0	0	1	5	-80.0
Surrey - Whalley	45	50	0	0	21	63	0	1,034	66	1,147	-94.2
Surrey Total	432	810	2	112	270	601	75	2,022	779	3,545	-78.0
University Endowment Lands	4	1	0	2	0	11	137	77	141	91	54.9
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	11	156	1,364	156	1,377	-88.7
Vancouver - Kitsilano	1	9	2	0	0	0	47	142	50	151	-66.9
Vancouver - False Creek	0	0	2	0	0	56	0	538	2	594	-99.7
Vancouver - Granville/Oak	3	2	0	16	0	10	0	21	3	49	-93.9
Vancouver - Kerrisdale	10	40	0	0	0	0	33	2	43	42	2.4
Vancouver - Marpole	8	42	4	12	0	0	2	0	14	54	-74.1
Vancouver - Eastside	100	217	30	54	3	10	58	249	191	530	-64.0
Vancouver - Mt. Pleasant	2	4	10	14	16	0	9	33	37	51	-27.5
Vancouver - Strath/Grand	2	3	0	6	6	0	12	0	20	9	122.2
Vancouver - Westside	56	114	4	0	14	25	4	29	78	168	-53.6
Vancouver Total	182	431	52	104	39	112	546	2,378	819	3,025	-72.9
West Vancouver	21	82	0	14	0	0	0	18	21	114	-81.6
White Rock	4	5	0	0	0	0	63	34	67	39	71.8
Vancouver CMA	1,117	2,272	170	470	746	1,299	1,826	8,041	3,859	12,082	-68.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	4	0	0	0	83	0	0
Burnaby Total	8	4	0	0	0	83	0	0
Coquitlam	7	4	0	0	14	153	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	37	0	0	0	0	0	0
Delta	0	37	0	0	0	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	27	12	0	0	12	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	79	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	8	28	0	0	0	27	0	0
Port Moody	0	0	0	0	0	51	0	0
Richmond	0	54	0	0	26	234	0	2
Surrey - South	7	7	0	0	0	33	0	0
Surrey - Cloverdale	8	42	0	0	4	100	8	11
Surrey - North	12	30	0	0	0	73	0	14
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	14	0	0	0	111	0	0
Surrey Total	27	93	0	0	4	317	8	25
University Endowment Lands	0	0	0	0	91	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	182
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	3	0	0	0	16	8	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	3	0	0	0	16	8	0	182
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	2	0	0
Vancouver CMA	80	232	0	0	167	960	8	210

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	40	10	0	0	9	310	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	20	68	0	0	214	370	0	0
Burnaby Total	60	134	0	0	353	680	0	0
Coquitlam	28	97	0	0	24	937	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	3	0	0	0	0	3	2
Delta - North	48	47	0	0	51	0	1	0
Delta	48	50	0	0	51	0	4	3
Langley City	36	0	0	0	98	32	0	0
Langley District	42	22	0	0	176	232	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	50	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	11	12	0	0	8	83	0	0
North Vancouver DM	0	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	36	82	0	0	8	74	0	2
Port Moody	0	0	0	0	0	353	0	0
Richmond	113	174	0	0	236	895	0	6
Surrey - South	180	211	0	0	0	448	6	0
Surrey - Cloverdale	41	272	0	0	20	312	41	51
Surrey - North	28	55	0	0	0	150	8	27
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	63	0	0	0	1,034	0	0
Surrey Total	270	601	0	0	20	1,944	55	78
University Endowment Lands	0	11	0	0	91	0	46	77
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	11	0	0	156	1,277	0	87
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	356	0	182
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	3	10	0	0	58	249	0	0
Vancouver - Mt. Pleasant	16	0	0	0	9	33	0	0
Vancouver - Strath/Grand	6	0	0	0	12	0	0	0
Vancouver - Westside	14	25	0	0	4	29	0	0
Vancouver Total	39	112	0	0	546	2,109	0	269
West Vancouver	0	0	0	0	0	18	0	0
White Rock	0	0	0	0	63	34	0	0
Vancouver CMA	741	1,299	0	0	1,721	7,574	105	467

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	8	8	0	0	0	10	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	6	0	0	0	0	3	6
Burnaby - Central Park	1	2	0	0	0	0	1	2
Burnaby - Remainder	6	13	0	87	0	0	6	100
Burnaby Total	12	29	8	87	0	0	20	116
Coquitlam	36	33	7	143	0	0	43	176
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	9	0	0	0	1	0	10
Delta - North	11	11	0	37	0	0	11	48
Delta	11	23	0	37	0	1	11	61
Langley City	0	0	0	0	0	0	0	0
Langley District	18	21	27	12	3	1	48	34
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	18	0	18	0	0	14	36
New Westminster	5	3	0	0	0	0	5	3
North Vancouver City	3	9	0	79	0	0	3	88
North Vancouver DM	3	13	2	0	0	0	5	13
Pitt Meadows	1	4	0	0	0	0	1	4
Port Coquitlam	6	6	3	53	0	0	9	59
Port Moody	2	6	0	51	0	0	2	57
Richmond	41	46	4	278	0	2	45	326
Surrey - South	19	26	7	54	0	0	26	80
Surrey - Cloverdale	35	50	8	140	8	11	51	201
Surrey - North	36	101	12	103	0	14	48	218
Surrey - Guildford	0	2	0	0	0	0	0	2
Surrey - Whalley	10	10	0	125	0	0	10	135
Surrey Total	100	189	27	422	8	25	135	636
University Endowment Lands	1	0	91	0	0	0	92	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	2	0	0	0	0	1	2
Vancouver - False Creek	0	0	0	0	0	182	0	182
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	6	6	0	0	0	0	6	6
Vancouver - Marpole	5	6	0	0	0	0	5	6
Vancouver - Eastside	50	61	0	0	1	0	51	61
Vancouver - Mt. Pleasant	5	7	0	0	0	0	5	7
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	12	14	0	0	0	0	12	14
Vancouver Total	79	99	0	0	1	182	80	281
West Vancouver	2	11	0	0	0	0	2	11
White Rock	2	3	0	0	0	0	2	3
Vancouver CMA	336	513	169	1,180	12	211	517	1,904

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	4	11	0	0	0	0	4	11
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	4	12	0	0	0	0	4	12
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	11	46	49	324	0	0	60	370
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	9	51	0	4	0	0	9	55
Burnaby - Central Park	10	8	130	52	0	0	140	60
Burnaby - Remainder	60	103	234	438	0	0	294	541
Burnaby Total	92	209	413	818	0	0	505	1,027
Coquitlam	107	147	25	970	0	0	132	1,117
Delta - Tsawwassen	3	12	0	0	0	1	3	13
Delta - Ladner	16	29	0	7	3	2	19	38
Delta - North	57	54	99	47	1	0	157	101
Delta	76	95	99	54	4	3	179	152
Langley City	1	0	134	32	0	0	135	32
Langley District	106	225	168	182	6	4	280	411
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	85	198	58	52	0	0	148	250
New Westminster	21	23	0	50	0	0	21	73
North Vancouver City	12	29	11	91	0	0	23	120
North Vancouver DM	19	57	95	135	0	32	114	224
Pitt Meadows	3	33	20	0	0	0	23	33
Port Coquitlam	15	30	31	144	0	2	46	176
Port Moody	6	11	0	355	0	0	6	366
Richmond	133	277	277	978	0	6	410	1,261
Surrey - South	75	160	182	754	6	0	263	914
Surrey - Cloverdale	159	267	41	552	41	51	241	870
Surrey - North	172	351	28	231	8	27	208	609
Surrey - Guildford	1	5	0	0	0	0	1	5
Surrey - Whalley	45	50	21	1,097	0	0	66	1,147
Surrey Total	452	833	272	2,634	55	78	779	3,545
University Endowment Lands	4	1	91	13	46	77	141	91
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,288	0	87	156	1,377
Vancouver - Kitsilano	3	9	47	142	0	0	50	151
Vancouver - False Creek	2	0	0	412	0	182	2	594
Vancouver - Granville/Oak	3	18	0	31	0	0	3	49
Vancouver - Kerrisdale	10	42	33	0	0	0	43	42
Vancouver - Marpole	14	54	0	0	0	0	14	54
Vancouver - Eastside	188	309	0	221	3	0	191	530
Vancouver - Mt. Pleasant	12	18	25	33	0	0	37	51
Vancouver - Strath/Grand	2	9	18	0	0	0	20	9
Vancouver - Westside	62	116	16	52	0	0	78	168
Vancouver Total	296	577	520	2,179	3	269	819	3,025
West Vancouver	21	96	0	18	0	0	21	114
White Rock	32	39	35	0	0	0	67	39
Vancouver CMA	1,491	2,906	2,249	8,705	114	471	3,859	12,082

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	11	2	0	0	0	0	0	0	11	2	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	3	0	0	0	43	0	0	0	46	0	n/a
Burnaby - Central Park	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Remainder	1	3	0	6	20	14	60	226	81	249	-67.5
Burnaby Total	16	6	0	6	63	14	60	226	139	252	-44.8
Coquitlam	16	3	22	6	21	22	24	262	83	293	-71.7
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	0	1	0	4	0	6	0	0	0	11	-100.0
Delta - North	21	9	16	0	65	0	0	0	102	9	**
Delta	21	12	16	4	65	6	0	0	102	22	**
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	38	31	2	6	0	28	10	6	50	71	-29.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	35	0	14	0	33	0	64	14	146	-90.4
New Westminster	4	3	0	0	0	0	44	0	48	3	**
North Vancouver City	1	3	2	0	0	14	0	120	3	137	-97.8
North Vancouver DM	4	14	0	2	0	0	0	0	4	16	-75.0
Pitt Meadows	1	3	0	0	0	0	0	0	1	3	-66.7
Port Coquitlam	3	6	0	0	0	0	7	8	10	14	-28.6
Port Moody	1	6	0	0	0	0	0	0	1	6	-83.3
Richmond	31	7	8	28	4	47	24	481	67	563	-88.1
Surrey - South	18	21	0	0	37	69	0	0	55	90	-38.9
Surrey - Cloverdale	27	32	0	0	28	20	19	39	74	91	-18.7
Surrey - North	40	63	20	0	25	23	6	0	91	86	5.8
Surrey - Guildford	0	2	0	0	0	8	0	78	0	88	-100.0
Surrey - Whalley	2	7	0	0	0	0	0	0	2	7	-71.4
Surrey Total	87	125	20	0	90	120	25	117	222	362	-38.7
University Endowment Lands	0	0	0	0	55	0	35	0	90	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	10	0	76	0	86	-100.0
Vancouver - Kitsilano	0	1	0	2	0	0	0	8	0	11	-100.0
Vancouver - False Creek	1	0	0	0	10	0	0	0	11	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	63	0	63	-100.0
Vancouver - Kerrisdale	2	2	0	0	0	0	0	0	2	2	0.0
Vancouver - Marpole	0	2	0	0	3	8	0	0	3	10	-70.0
Vancouver - Eastside	10	39	4	6	0	3	4	6	18	54	-66.7
Vancouver - Mt. Pleasant	0	0	0	4	0	8	0	2	0	14	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	22	6	0	0	0	0	2	0	24	6	**
Vancouver Total	35	50	4	14	13	29	6	155	58	248	-76.6
West Vancouver	13	4	2	12	4	4	0	0	19	20	-5.0
White Rock	0	1	0	0	0	0	14	4	14	5	180.0
Vancouver CMA	285	310	76	92	315	317	249	1,443	925	2,162	-57.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	10	7	0	0	0	0	0	0	10	7	42.9
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	9	15	0	0	0	0	2	0	11	15	-26.7
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	35	23	8	8	5	0	162	42	210	73	187.7
Burnaby - Lougheed Mall	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - South & East	16	10	12	8	47	0	273	213	348	231	50.6
Burnaby - Central Park	10	7	4	4	48	0	0	0	62	11	**
Burnaby - Remainder	49	39	44	44	91	44	287	757	471	884	-46.7
Burnaby Total	111	82	68	66	191	44	722	1,012	1,092	1,204	-9.3
Coquitlam	62	53	68	14	150	48	528	741	808	856	-5.6
Delta - Tsawwassen	10	8	0	0	0	0	1	0	11	8	37.5
Delta - Ladner	38	19	0	4	0	16	7	2	45	41	9.8
Delta - North	73	34	16	2	101	0	3	0	193	36	**
Delta	121	61	16	6	101	16	11	2	249	85	192.9
Langley City	1	4	0	0	0	0	101	0	102	4	**
Langley District	209	277	18	62	30	236	92	64	349	639	-45.4
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	145	196	12	38	10	78	195	196	362	508	-28.7
New Westminster	25	49	4	0	4	4	454	582	487	635	-23.3
North Vancouver City	17	17	6	12	3	33	52	483	78	545	-85.7
North Vancouver DM	49	59	0	2	0	0	167	0	216	61	**
Pitt Meadows	12	59	2	0	0	31	70	217	84	307	-72.6
Port Coquitlam	8	18	2	0	34	36	88	296	132	350	-62.3
Port Moody	14	36	0	0	0	65	304	384	318	485	-34.4
Richmond	105	134	44	44	99	128	657	720	905	1,026	-11.8
Surrey - South	117	159	36	8	113	108	181	24	447	299	49.5
Surrey - Cloverdale	222	235	4	0	212	201	163	156	601	592	1.5
Surrey - North	326	313	30	4	99	56	170	0	625	373	67.6
Surrey - Guildford	2	6	0	0	0	16	0	157	2	179	-98.9
Surrey - Whalley	42	60	0	0	219	46	338	503	599	609	-1.6
Surrey Total	709	773	70	12	643	427	852	840	2,274	2,052	10.8
University Endowment Lands	2	2	4	0	55	0	35	181	96	183	-47.5
Vancouver - West End	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Downtown	0	0	2	0	32	10	1,137	821	1,171	831	40.9
Vancouver - Kitsilano	7	2	0	4	0	26	45	10	52	42	23.8
Vancouver - False Creek	1	1	0	0	10	0	0	127	11	128	-91.4
Vancouver - Granville/Oak	1	1	16	2	6	0	212	63	235	66	**
Vancouver - Kerrisdale	22	10	0	0	9	0	59	27	90	37	143.2
Vancouver - Marpole	20	18	12	4	10	11	0	0	42	33	27.3
Vancouver - Eastside	124	147	22	36	10	17	224	417	380	617	-38.4
Vancouver - Mt. Pleasant	4	1	20	10	0	11	129	2	153	24	**
Vancouver - Strath/Grand	4	1	8	0	3	11	43	0	58	12	**
Vancouver - Westside	89	97	0	2	53	0	92	0	234	99	136.4
Vancouver Total	272	278	80	60	133	86	1,961	1,467	2,446	1,891	29.3
West Vancouver	69	65	2	22	4	12	0	9	75	108	-30.6
White Rock	2	3	0	0	0	0	34	32	36	35	2.9
Vancouver CMA	1,958	2,190	396	338	1,457	1,244	6,325	7,226	10,136	10,998	-7.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	43	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	20	14	0	0	60	226	0	0
Burnaby Total	63	14	0	0	60	226	0	0
Coquitlam	21	22	0	0	24	262	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	6	0	0	0	0	0	0
Delta - North	65	0	0	0	0	0	0	0
Delta	65	6	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	0	28	0	0	10	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	33	0	0	0	64	0	0
New Westminster	0	0	0	0	44	0	0	0
North Vancouver City	0	14	0	0	0	120	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	6	8	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	47	0	0	24	481	0	0
Surrey - South	37	69	0	0	0	0	0	0
Surrey - Cloverdale	28	20	0	0	12	34	7	5
Surrey - North	25	23	0	0	0	0	6	0
Surrey - Guildford	0	8	0	0	0	78	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	90	120	0	0	12	112	13	5
University Endowment Lands	55	0	0	0	35	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	10	0	0	0	76	0	0
Vancouver - Kitsilano	0	0	0	0	0	8	0	0
Vancouver - False Creek	10	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	63	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	3	8	0	0	0	0	0	0
Vancouver - Eastside	0	3	0	0	4	2	0	4
Vancouver - Mt. Pleasant	0	8	0	0	0	2	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	2	0	0	0
Vancouver Total	13	29	0	0	6	151	0	4
West Vancouver	4	4	0	0	0	0	0	0
White Rock	0	0	0	0	14	4	0	0
Vancouver CMA	315	317	0	0	235	1,434	14	9

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	42	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	47	0	0	0	273	213	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	91	44	0	0	267	757	0	0
Burnaby Total	191	44	0	0	722	1,012	0	0
Coquitlam	150	48	0	0	462	741	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	7	2
Delta - North	101	0	0	0	0	0	3	0
Delta	101	16	0	0	0	0	11	2
Langley City	0	0	0	0	101	0	0	0
Langley District	30	236	0	0	92	64	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	78	0	0	195	196	0	0
New Westminster	4	4	0	0	454	582	0	0
North Vancouver City	3	33	0	0	52	483	0	0
North Vancouver DM	0	0	0	0	135	0	32	0
Pitt Meadows	0	31	0	0	70	217	0	0
Port Coquitlam	34	36	0	0	87	294	1	2
Port Moody	0	65	0	0	304	384	0	0
Richmond	96	128	3	0	657	719	0	1
Surrey - South	113	108	0	0	180	24	1	0
Surrey - Cloverdale	212	201	0	0	90	110	73	46
Surrey - North	99	56	0	0	73	0	97	0
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	203	46	16	0	338	503	0	0
Surrey Total	627	427	16	0	681	794	171	46
University Endowment Lands	55	0	0	0	35	181	0	0
Vancouver - West End	0	0	0	0	20	0	0	0
Vancouver - Downtown	26	10	6	0	865	821	272	0
Vancouver - Kitsilano	0	26	0	0	45	8	0	2
Vancouver - False Creek	10	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	0	0	0	212	63	0	0
Vancouver - Kerrisdale	9	0	0	0	59	27	0	0
Vancouver - Marpole	10	11	0	0	0	0	0	0
Vancouver - Eastside	10	17	0	0	216	393	8	24
Vancouver - Mt. Pleasant	0	11	0	0	129	2	0	0
Vancouver - Strath/Grand	3	11	0	0	43	0	0	0
Vancouver - Westside	53	0	0	0	92	0	0	0
Vancouver Total	127	86	6	0	1,681	1,314	280	153
West Vancouver	4	12	0	0	0	9	0	0
White Rock	0	0	0	0	34	30	0	2
Vancouver CMA	1,432	1,244	25	0	5,764	7,020	561	206

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	11	2	0	0	0	0	11	2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	3	0	43	0	0	0	46	0
Burnaby - Central Park	1	0	0	0	0	0	1	0
Burnaby - Remainder	1	9	80	240	0	0	81	249
Burnaby Total	16	12	123	240	0	0	139	252
Coquitlam	50	23	33	270	0	0	83	293
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	0	1	0	10	0	0	0	11
Delta - North	21	9	81	0	0	0	102	9
Delta	21	12	81	10	0	0	102	22
Langley City	0	1	0	0	0	0	0	1
Langley District	50	38	0	32	0	1	50	71
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	35	0	111	0	0	14	146
New Westminster	4	3	44	0	0	0	48	3
North Vancouver City	3	3	0	134	0	0	3	137
North Vancouver DM	4	13	0	3	0	0	4	16
Pitt Meadows	1	3	0	0	0	0	1	3
Port Coquitlam	9	14	0	0	1	0	10	14
Port Moody	1	6	0	0	0	0	1	6
Richmond	56	7	11	556	0	0	67	563
Surrey - South	18	21	37	69	0	0	55	90
Surrey - Cloverdale	27	36	40	50	7	5	74	91
Surrey - North	42	63	43	23	6	0	91	86
Surrey - Guildford	0	2	0	86	0	0	0	88
Surrey - Whalley	2	7	0	0	0	0	2	7
Surrey Total	89	129	120	228	13	5	222	362
University Endowment Lands	0	0	90	0	0	0	90	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	86	0	0	0	86
Vancouver - Kitsilano	0	3	0	8	0	0	0	11
Vancouver - False Creek	1	0	10	0	0	0	11	0
Vancouver - Granville/Oak	0	0	0	63	0	0	0	63
Vancouver - Kerrisdale	2	2	0	0	0	0	2	2
Vancouver - Marpole	0	2	3	8	0	0	3	10
Vancouver - Eastside	18	50	0	0	0	4	18	54
Vancouver - Mt. Pleasant	0	6	0	8	0	0	0	14
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	24	6	0	0	0	0	24	6
Vancouver Total	45	71	13	173	0	4	58	248
West Vancouver	15	4	4	16	0	0	19	20
White Rock	14	5	0	0	0	0	14	5
Vancouver CMA	392	379	519	1,773	14	10	925	2,162

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	10	7	0	0	0	0	10	7
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	11	15	0	0	0	0	11	15
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	39	31	171	42	0	0	210	73
Burnaby - Lougheed Mall	1	2	0	0	0	0	1	2
Burnaby - South & East	28	18	320	213	0	0	348	231
Burnaby - Central Park	14	11	48	0	0	0	62	11
Burnaby - Remainder	93	83	378	801	0	0	471	884
Burnaby Total	175	148	917	1,056	0	0	1,092	1,204
Coquitlam	156	95	586	761	66	0	808	856
Delta - Tsawwassen	10	8	0	0	1	0	11	8
Delta - Ladner	38	18	0	20	7	3	45	41
Delta - North	73	36	117	0	3	0	193	36
Delta	121	62	117	20	11	3	249	85
Langley City	1	4	101	0	0	0	102	4
Langley District	252	366	94	270	3	3	349	639
Lion's Bay	4	1	0	0	0	0	4	1
Maple Ridge	145	196	217	312	0	0	362	508
New Westminster	29	46	458	589	0	0	487	635
North Vancouver City	35	23	43	522	0	0	78	545
North Vancouver DM	49	58	135	3	32	0	216	61
Pitt Meadows	14	41	70	266	0	0	84	307
Port Coquitlam	20	38	111	310	1	2	132	350
Port Moody	14	36	304	449	0	0	318	485
Richmond	194	140	708	885	3	1	905	1,026
Surrey - South	116	144	330	155	1	0	447	299
Surrey - Cloverdale	246	239	282	307	73	46	601	592
Surrey - North	338	317	190	56	97	0	625	373
Surrey - Guildford	2	6	0	173	0	0	2	179
Surrey - Whalley	42	60	541	549	16	0	599	609
Surrey Total	744	766	1,343	1,240	187	46	2,274	2,052
University Endowment Lands	2	2	94	181	0	0	96	183
Vancouver - West End	0	0	20	0	0	0	20	0
Vancouver - Downtown	2	0	891	831	278	0	1,171	831
Vancouver - Kitsilano	7	6	45	34	0	2	52	42
Vancouver - False Creek	1	1	10	0	0	127	11	128
Vancouver - Granville/Oak	17	3	218	63	0	0	235	66
Vancouver - Kerrisdale	22	10	68	27	0	0	90	37
Vancouver - Marpole	32	22	10	11	0	0	42	33
Vancouver - Eastside	178	202	192	391	10	24	380	617
Vancouver - Mt. Pleasant	22	13	131	11	0	0	153	24
Vancouver - Strath/Grand	12	1	46	11	0	0	58	12
Vancouver - Westside	91	99	143	0	0	0	234	99
Vancouver Total	384	359	1,774	1,379	288	153	2,446	1,891
West Vancouver	71	66	4	42	0	0	75	108
White Rock	36	33	0	0	0	2	36	35
Vancouver CMA	2,469	2,503	7,076	8,285	591	210	10,136	10,998

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Belcarra													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Year-to-date 2008	0	0.0	0	0.0	6	46.2	1	7.7	6	46.2	13	700,000	758,308
Burnaby													
July 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	889,000	953,618
July 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	936,950	949,490
Year-to-date 2009	0	0.0	0	0.0	1	1.1	22	23.2	72	75.8	95	812,000	880,463
Year-to-date 2008	0	0.0	0	0.0	0	0.0	25	28.4	63	71.6	88	839,000	932,525
Coquitlam													
July 2009	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	979,000	911,813
July 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	28	48.3	30	51.7	58	755,895	833,886
Year-to-date 2008	2	3.9	23	45.1	1	2.0	6	11.8	19	37.3	51	550,000	747,337
Delta													
July 2009	0	0.0	0	0.0	6	28.6	15	71.4	0	0.0	21	603,645	617,619
July 2008	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Year-to-date 2009	0	0.0	0	0.0	24	22.2	58	53.7	26	24.1	108	647,948	693,199
Year-to-date 2008	0	0.0	0	0.0	11	16.9	23	35.4	31	47.7	65	700,000	755,422
Langley City													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
July 2009	3	5.7	2	3.8	27	50.9	12	22.6	9	17.0	53	577,000	682,194
July 2008	0	0.0	2	5.1	14	35.9	19	48.7	4	10.3	39	629,000	640,469
Year-to-date 2009	6	2.1	36	12.5	121	41.9	95	32.9	31	10.7	289	599,000	631,115
Year-to-date 2008	0	0.0	10	3.9	81	31.8	138	54.1	26	10.2	255	635,900	642,648

Source: CMHC (Market Absoption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
July 2009	1	3.8	8	30.8	9	34.6	8	30.8	0	0.0	26	564,400	556,338
July 2008	0	0.0	2	6.7	24	80.0	4	13.3	0	0.0	30	547,500	560,260
Year-to-date 2009	1	0.7	37	24.3	73	48.0	40	26.3	1	0.7	152	564,900	567,565
Year-to-date 2008	1	0.5	27	13.4	143	71.1	29	14.4	1	0.5	201	560,000	558,750
New Westminster													
July 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
July 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	2	10.5	14	73.7	3	15.8	19	659,000	671,345
Year-to-date 2008	5	7.6	14	21.2	35	53.0	11	16.7	1	1.5	66	518,900	539,124
North Vancouver City													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,260,000	1,230,180
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,125,000	1,197,500
North Vancouver DM													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
July 2008	1	8.3	0	0.0	0	0.0	0	0.0	11	91.7	12	1,520,000	1,447,917
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	1,549,000	1,527,476
Year-to-date 2008	1	1.8	0	0.0	0	0.0	0	0.0	54	98.2	55	1,465,900	1,475,616
Pitt Meadows													
July 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
July 2008	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	4	21.1	13	68.4	1	5.3	1	5.3	19	538,900	548,521
Year-to-date 2008	0	0.0	20	31.3	42	65.6	2	3.1	0	0.0	64	545,000	542,502
Port Coquitlam													
July 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
July 2008	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	76.9	3	23.1	13	678,900	701,308
Year-to-date 2008	0	0.0	1	7.1	4	28.6	8	57.1	1	7.1	14	645,000	637,359
Port Moody													
July 2009	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	--	--
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	4	19.0	0	0.0	0	0.0	17	81.0	21	850,000	888,524
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.1	31	96.9	32	800,000	949,609
Richmond													
July 2009	0	0.0	0	0.0	0	0.0	2	7.1	26	92.9	28	992,500	967,164
July 2008	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	16.7	85	83.3	102	1,000,000	1,059,788
Year-to-date 2008	0	0.0	0	0.0	0	0.0	27	18.8	117	81.3	144	1,000,000	1,057,107

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2009	0	0.0	14	12.2	41	35.7	27	23.5	33	28.7	115	619,000	722,156
July 2008	0	0.0	9	9.6	29	30.9	29	30.9	27	28.7	94	649,450	744,071
Year-to-date 2009	5	0.6	52	6.5	267	33.6	235	29.6	235	29.6	794	649,000	722,136
Year-to-date 2008	0	0.0	56	7.9	209	29.6	203	28.8	237	33.6	705	668,800	746,105
University Endowment Lands													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
July 2009	0	0.0	0	0.0	0	0.0	2	3.3	58	96.7	60	1,774,000	1,882,380
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	39	100.0	39	1,000,000	1,303,282
Year-to-date 2009	0	0.0	0	0.0	3	1.0	20	6.5	283	92.5	306	1,167,500	1,478,403
Year-to-date 2008	0	0.0	0	0.0	2	0.7	15	5.6	253	93.7	270	1,000,000	1,344,398
West Vancouver													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
July 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	2,899,000	2,890,276
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	2,890,000	3,115,607
White Rock													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver CMA													
July 2009	4	1.1	26	7.2	86	24.0	75	20.9	168	46.8	359	715,900	987,855
July 2008	1	0.4	13	4.9	72	27.2	66	24.9	113	42.6	265	679,000	864,263
Year-to-date 2009	12	0.6	134	6.3	505	23.8	544	25.7	923	43.6	2,118	700,000	912,227
Year-to-date 2008	9	0.4	151	7.2	535	25.4	491	23.3	920	43.7	2,106	699,000	899,948

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2009						
Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	800,818	758,308	5.6
Burnaby Total	953,618	949,490	0.4	880,463	932,525	-5.6
Coquitlam	911,813	--	n/a	833,886	747,337	11.6
Delta	617,619	--	n/a	693,199	755,422	-8.2
Langley City	--	--	n/a	--	--	n/a
Langley District	682,194	640,469	6.5	631,115	642,648	-1.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	556,338	560,260	-0.7	567,565	558,750	1.6
New Westminster	--	--	n/a	671,345	539,124	24.5
North Vancouver City	--	--	n/a	1,230,180	1,197,500	2.7
North Vancouver DM	--	1,447,917	n/a	1,527,476	1,475,616	3.5
Pitt Meadows	--	--	n/a	548,521	542,502	1.1
Port Coquitlam	--	--	n/a	701,308	637,359	10.0
Port Moody	--	--	n/a	888,524	949,609	-6.4
Richmond	967,164	--	n/a	1,059,788	1,057,107	0.3
Surrey Total	722,156	744,071	-2.9	722,136	746,105	-3.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,882,380	1,303,282	44.4	1,478,403	1,344,398	10.0
West Vancouver	--	--	n/a	2,890,276	3,115,607	-7.2
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	987,855	864,263	14.3	912,227	899,948	1.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
July 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August												
	September												
	October												
	November												
	December												
	Q2 2008	3,423	7,209	16%	890,425	1,607	2,400	23%	510,152	3,651	6,676	19%	409,591
	Q2 2009	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	YTD 2008	7,031	6,236	17%	890,689	3,303	2,125	24%	508,804	8,049	5,928	20%	408,734
	YTD 2009	7,692	6,033	18%	812,150	3,599	2,340	23%	472,833	8,127	5,431	22%	379,576

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	Q1	2,771	4,526	20%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3												
	Q4												
	YTD 2008	6,194	5,868	18%	898,827	2,920	1,985	25%	511,071	7,081	5,628	22%	411,041
	YTD 2009	6,066	6,095	17%	800,995	2,807	2,397	20%	460,249	6,418	5,557	20%	369,210

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
July 2009

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815
2009	January	627	5.00	5.79	119.7	112.0	1,229	5.1	65.9	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.5	65.9	821
	March	613	4.50	5.55	114.9	112.6	1,220	6.1	66.0	816
	April	596	3.90	5.25	113.5	112.6	1,227	6.5	66.5	815
	May	596	3.90	5.25	114.0	113.3	1,231	6.8	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,240	6.9	67.2	809
	July	631	3.75	5.85		112.9	1,238	7.0	67.1	804
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	25	0	2	0	0	0	0	0	27
July 2008	31	0	6	1	0	0	0	0	38
% Change	-19.4	n/a	-66.7	-100.0	n/a	n/a	n/a	n/a	-28.9
Year-to-date 2009	77	0	22	2	19	56	0	0	176
Year-to-date 2008	194	2	50	2	129	576	0	0	953
% Change	-60.3	-100.0	-56.0	0.0	-85.3	-90.3	n/a	n/a	-81.5
UNDER CONSTRUCTION									
July 2009	163	0	42	23	43	518	0	0	789
July 2008	254	2	86	28	138	576	0	0	1,084
% Change	-35.8	-100.0	-51.2	-17.9	-68.8	-10.1	n/a	n/a	-27.2
COMPLETIONS									
July 2009	15	0	0	0	16	0	0	0	31
July 2008	43	0	38	0	14	0	0	0	95
% Change	-65.1	n/a	-100.0	n/a	14.3	n/a	n/a	n/a	-67.4
Year-to-date 2009	143	0	56	3	73	232	0	0	507
Year-to-date 2008	274	0	106	4	82	310	0	0	776
% Change	-47.8	n/a	-47.2	-25.0	-11.0	-25.2	n/a	n/a	-34.7
COMPLETED & NOT ABSORBED									
July 2009	132	0	7	10	65	84	0	0	298
July 2008	128	0	40	3	27	29	0	0	227
% Change	3.1	n/a	-82.5	**	140.7	189.7	n/a	n/a	31.3
ABSORBED									
July 2009	26	0	7	0	10	0	0	0	43
July 2008	28	0	20	0	5	0	0	0	53
% Change	-7.1	n/a	-65.0	n/a	100.0	n/a	n/a	n/a	-18.9
Year-to-date 2009	176	0	87	5	59	168	0	0	495
Year-to-date 2008	226	0	70	5	69	332	0	0	702
% Change	-22.1	n/a	24.3	0.0	-14.5	-49.4	n/a	n/a	-29.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2009	10	0	2	0	0	0	0	0	12
July 2008	17	0	6	1	0	0	0	0	24
Fraser Valley H RDA									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Mission DM									
July 2009	15	0	0	0	0	0	0	0	15
July 2008	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
July 2009	25	0	2	0	0	0	0	0	27
July 2008	31	0	6	1	0	0	0	0	38
UNDER CONSTRUCTION									
Abbotsford City									
July 2009	109	0	42	23	43	518	0	0	735
July 2008	164	0	86	28	91	576	0	0	945
Fraser Valley H RDA									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Mission DM									
July 2009	54	0	0	0	0	0	0	0	54
July 2008	90	2	0	0	47	0	0	0	139
Abbotsford CMA									
July 2009	163	0	42	23	43	518	0	0	789
July 2008	254	2	86	28	138	576	0	0	1,084
COMPLETIONS									
Abbotsford City									
July 2009	10	0	0	0	16	0	0	0	26
July 2008	28	0	38	0	9	0	0	0	75
Fraser Valley H RDA									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Mission DM									
July 2009	5	0	0	0	0	0	0	0	5
July 2008	15	0	0	0	5	0	0	0	20
Abbotsford CMA									
July 2009	15	0	0	0	16	0	0	0	31
July 2008	43	0	38	0	14	0	0	0	95

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2009	71	0	7	10	36	72	0	0	196
July 2008	73	0	40	2	25	17	0	0	157
Fraser Valley H RDA									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Mission DM									
July 2009	61	0	0	0	29	12	0	0	102
July 2008	55	0	0	1	2	12	0	0	70
Abbotsford CMA									
July 2009	132	0	7	10	65	84	0	0	298
July 2008	128	0	40	3	27	29	0	0	227
ABSORBED									
Abbotsford City									
July 2009	18	0	7	0	7	0	0	0	32
July 2008	19	0	20	0	2	0	0	0	41
Fraser Valley H RDA									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	0	0	0	0	0	0	0	0	0
Mission DM									
July 2009	8	0	0	0	3	0	0	0	11
July 2008	9	0	0	0	3	0	0	0	12
Abbotsford CMA									
July 2009	26	0	7	0	10	0	0	0	43
July 2008	28	0	20	0	5	0	0	0	53

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Abbotsford City	10	18	0	0	0	0	2	6	12	24	-50.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	15	14	0	0	0	0	0	0	15	14	7.1
Abbotsford CMA	25	32	0	0	0	0	2	6	27	38	-28.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	48	122	2	26	17	51	78	626	145	825	-82.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	31	74	0	2	0	52	0	0	31	128	-75.8
Abbotsford CMA	79	196	2	28	17	103	78	626	176	953	-81.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Abbotsford City	0	0	0	0	2	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	2	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	17	51	0	0	78	626	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	17	103	0	0	78	626	0	0

Table 2.4: Starts by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Abbotsford City	12	23	0	1	0	0	12	24
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	15	14	0	0	0	0	15	14
Abbotsford CMA	27	37	0	1	0	0	27	38

Table 2.5: Starts by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	68	170	77	655	0	0	145	825
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	31	76	0	52	0	0	31	128
Abbotsord CMA	99	246	77	707	0	0	176	953

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Abbotsford City	10	28	16	0	0	9	0	38	26	75	-65.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	15	0	0	0	5	0	0	5	20	-75.0
Abbotsford CMA	15	43	16	0	0	14	0	38	31	95	-67.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	91	176	34	8	37	69	288	416	450	669	-32.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	55	102	2	0	0	5	0	0	57	107	-46.7
Abbotsford CMA	146	278	36	8	37	74	288	416	507	776	-34.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Abbotsford City	0	9	0	0	0	38	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	5	0	0	0	0	0	0
Abbotsford DM	0	14	0	0	0	38	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	37	69	0	0	288	416	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	5	0	0	0	0	0	0
Abbotsford CMA	37	74	0	0	288	416	0	0

Table 3.4: Completions by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Abbotsford City	10	66	16	9	0	0	26	75
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	15	0	5	0	0	5	20
Abbotsford CMA	15	81	16	14	0	0	31	95

Table 3.5: Completions by Submarket and by Intended Market
January - July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	144	278	306	391	0	0	450	669
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	55	102	2	5	0	0	57	107
Abbotsord CMA	199	380	308	396	0	0	507	776

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2009	0	0.0	2	11.8	8	47.1	1	5.9	6	35.3	17	550,000	667,059
July 2008	0	0.0	0	0.0	4	21.1	7	36.8	4	21.1	19	620,000	645,263
Year-to-date 2009	5	4.5	25	22.5	20	18.0	15	13.5	20	18.0	111	560,000	603,960
Year-to-date 2008	1	0.7	31	21.7	17	11.9	22	15.4	17	11.9	143	545,000	579,081
Fraser Valley H RDA													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
July 2009	0	0.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
July 2008	0	0.0	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2009	0	0.0	54	78.3	0	0.0	0	0.0	0	0.0	69	469,900	480,824
Year-to-date 2008	1	1.1	76	86.4	0	0.0	0	0.0	0	0.0	88	475,000	480,472
Abbotsford CMA													
July 2009	0	0.0	8	32.0	6	24.0	1	4.0	6	24.0	25	529,900	607,064
July 2008	0	0.0	8	28.6	4	14.3	7	25.0	4	14.3	28	549,000	594,346
Year-to-date 2009	5	2.8	79	43.9	20	11.1	15	8.3	20	11.1	180	520,000	556,758
Year-to-date 2008	2	0.9	107	46.3	17	7.4	22	9.5	17	7.4	231	510,000	541,516

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2009

Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	667,059	645,263	3.4	603,960	579,081	4.3
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	480,824	480,472	0.1
Abbotsford CMA	607,064	594,346	2.1	556,758	541,516	2.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
July 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	907	-3.1	1,428	2,593	2,828	50.5	428,117	10.6	445,182
	February	1,237	-9.0	1,289	2,487	2,614	49.3	436,824	7.6	449,440
	March	1,238	-25.4	1,249	3,023	2,805	44.5	443,590	5.4	445,532
	April	1,687	-0.5	1,271	3,982	3,072	41.4	439,188	2.7	434,388
	May	1,531	-25.1	1,208	3,482	2,829	42.7	432,679	-1.1	421,925
	June	1,328	-32.0	1,045	2,912	2,627	39.8	446,681	1.7	432,394
	July	1,216	-36.5	1,039	3,333	2,738	37.9	432,686	1.7	429,815
	August	874	-47.5	890	2,234	2,474	36.0	431,642	3.9	429,209
	September	924	-26.8	1,019	2,713	2,626	38.8	413,837	-3.4	418,510
	October	718	-48.4	796	2,444	2,408	33.1	414,553	-2.3	428,001
	November	483	-61.3	658	1,660	2,465	26.7	403,223	-1.2	411,099
	December	445	-50.8	696	963	2,340	29.7	410,603	-8.5	407,862
2009	January	361	-60.2	615	1,752	2,142	28.7	400,783	-6.4	411,996
	February	643	-48.0	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	820	2,626	2,085	39.3	392,692	-11.5	393,773
	April	1,220	-27.7	971	2,210	2,030	47.8	409,168	-6.8	419,207
	May	1,415	-7.6	1,096	2,500	2,078	52.7	419,378	-3.1	408,216
	June	1,877	41.3	1,399	2,497	2,165	64.6	424,728	-4.9	409,892
	July	1,984	63.2	1,535	2,868	2,385	64.4	425,644	-1.6	433,092
	August									
	September									
	October									
	November									
	December									
	Q2 2008	4,546	-20.1		10,376			439,185	0.9	
	Q2 2009	4,512	-0.7		7,207			418,843	-4.6	
	YTD 2008	9,144	-20.9		21,812			437,500	3.1	
	YTD 2009	8,432	-7.8		16,457			414,743	-5.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
July 2009

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.3	109.9	86	3.7	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.3	756
	March	712	7.15	7.19	124.2	110.8	86	5.0	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	68.7	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.3	69.5	748
	July	710	6.95	7.15	123.8	114.2	88	4.3	69.1	752
	August	691	6.65	6.85	123.7	114.0	89	4.4	69.8	740
	September	691	6.65	6.85	123.6	114.1	89	4.6	69.9	740
	October	713	6.35	7.20	122.2	112.8	90	4.9	70.3	740
	November	713	6.35	7.20	120.3	112.3	89	5.2	69.6	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.5	737
2009	January	627	5.00	5.79	119.2	111.4	88	5.8	69.3	744
	February	627	5.00	5.79	115.9	111.9	88	6.2	69.4	752
	March	613	4.50	5.55	114.6	112.0	86	6.9	68.1	763
	April	596	3.90	5.25	113.3	112.1	84	7.0	67.2	754
	May	596	3.90	5.25	113.7	112.9	83	7.5	66.4	752
	June	631	3.75	5.85	112.8	112.8	84	8.2	67.4	747
	July	631	3.75	5.85		112.4	84	9.0	67.8	752
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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